

**Minutes  
Williamson County  
Board of Zoning Appeals  
February 23, 2006**

**Members Present**

Dave Ausbrooks, Chairman  
Ed-Jaggers, Vice-Chairman  
Don Crohan  
Steve Wherley  
Sue Workman

**Staff Present**

Lee Sanders  
Linda Hodges  
Brenda Midgett  
Bobby Cook, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on February 23, 2006, in the Auditorium of the Williamson County Administrative Complex. Chairman Dave Ausbrooks opened the meeting with a public statement that he read stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have direct bearing on the item being heard. He requested that all comments be addressed to the Board.

Chairman Ausbrooks then asked the members to consider the minutes. Don Crohan made the motion to approve the minutes of the December 15, 2005, meeting as printed, and Sue Workman seconded the motion. The motion was unanimously approved.

**ITEM 1**

**A request by Mike Freeman for approval of an Event of Public Interest, Extensive Impact (2006 Tennessee Renaissance Festival) at 2124 New Castle Road. The property is zoned Suburban Estate and is located in the 5<sup>th</sup> district.**

Linda Hodges read the staff report, and reviewed the background (see agenda report). The overhead projector was utilized to view the tax map and site plan. Lee Sanders indicated to the Board the location of the proposed Renaissance Festival. He stated that the applicant has proposed to provide ample water and facilities to the public. Mr. Sanders then stated the applicant also plans to provide emergency services and controlled attendance to the site as described in his application. He stated that the Codes Compliance staff did not receive any complaints from last year's event.

This item was represented by Mike Freeman and his attorney Jim Fisher.

Chairman Ausbrooks asked the applicant if he had any additions to the report.

Mr. Fisher stated this is the 21<sup>st</sup> event of the Renaissance Festival. He stated a beer permit will be requested at the Beer Board meeting on February 27<sup>th</sup>. Mr. Fisher stated a direct cell phone

number will be provided for adjoining property owners to aid them with traffic accessibility to and from their homes. He stated that cones will be available to keep traffic off of adjoining property owners' property.

Chairman Ausbrooks opened the meeting for public hearing.

There being no one to speak, Chairman Ausbrooks closed the public hearing.

Chairman Ausbrooks asked Mr. Fisher how much attendance was for last year.

Mr. Fisher stated about 4,000 and that the applicant always stayed below the ratio of the services required.

Don Crohan asked the applicant if any complaints had been made last year concerning the school children and the buses. He also asked if the applicant had kept count of attendees to that if it appeared they might exceed the required ratio of services, they could close the entrance gate. Mr. Freeman answered in the affirmative. He stated that all students are pre-registered and pre-paid in order to keep count and cut down on the time of students having to wait in line to enter.

Don Crohan made a motion to approve the request stating the request meets the criteria of Sections 4620 G and 9410 of the zoning ordinance. He added that the school hours requirements of 8:30 a.m. to 2:30 p.m. on May 5 be a special condition of approval. Steve Wherley seconded the motion. Motion was approved by unanimous voice vote.

## **ITEM 2**

**A request by David Edwards of Outback Builders (Jerry Kraviec property owner), for a setback variance to allow a permit for an accessory structure at 7277 Kingston Road. The property is zoned Rural and is located in the 1<sup>st</sup> district.**

Linda Hodges read the staff report, and reviewed the background (see agenda report). The overhead projector was utilized to view the tax map and site plan. Lee Sanders indicated to the Board the location of the proposed detached garage and stated the site is located near the Cheatham County line. He stated the septic lines are located in the rear yard and the house is located in the center of the lot. Mr. Sanders stated that even if the garage was attached, it still would not meet the setback requirements. He stated that there are no houses located near the site and the site is well hidden with trees. Mr. Sanders stated this is a variance request of 20' from side setbacks.

This item was represented by Mr. David Edwards of Outback Builders and the property owner, Mr. Jerry Kraviec.

Chairman Ausbrooks asked the applicant if he had any additions to the report.

Mr. Edwards stated the proposed area has a large tree that Mrs. Kraviec does not want cut down. He stated that the septic lines in the rear of the lot would create a problem to place the garage there. Mr. Kraviec stated that the nearest neighbor from the back of his property is seven acres away.

Chairman Ausbrooks opened the meeting for public hearing.

There being no one to speak, Chairman Ausbrooks closed the public hearing.

Chairman Ausbrooks stated he was confused with the site plan and where the house is staked out on the ground. He stated the drawings were different then those belonging to the septic department.

Mr. Sanders stated that the septic lines were not flagged off at the site.

Chairman Ausbrooks stated that he did not have enough detailed information in order to make a good decision of the request. He asked if the garage could be attached to the house, decreasing the variance request to 8'.

Don Crohan stated he was familiar with the property and asked staff if garage could be placed on the other side of the house.

Lee Sanders stated that he had spoken with the property owner and was told that the HVAC is on the other side and that the applicant does not want to cut down the mature trees.

Mr. Kraviec stated that the air-conditioning unit was on the other side on a six foot slab and doesn't want to cut the trees. He stated the pond and an orchard are in the rear yard, and if placed in the back, the garage would have to be placed 50' to 60' from the house.

Chairman Ausbrooks informed Mr. Kraviec that he could withdraw the request in order to acquire more information as to the location of the septic lines. He stated that perhaps a variance may not be needed and therefore Mr. Kraviec would not have to come back before the Board.

Mr. Edwards and Mr. Kraviec agreed to withdraw the item until next month.

There being no further business to come before the Board, meeting was adjourned.

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Secretary's Signature

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Date